

**PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
April 18, 2006**

Place: Auditorium
Town Hall

TIME: 8:00 PM

PLANNING AND ZONING COMMISSION MEMBERS ATTENDING:
Damanti, Forman, Spain, Bigelow

STAFF ATTENDING: Ginsberg
COURT RECORDER: Syat

At 8:00 P.M., Chairman Damanti read the first agenda item:

GENERAL MEETING

Discussion only on the following closed public hearing items:

Subdivision Application #164-B, Nancy Hyland, 40 Noroton Avenue. Proposing to subdivide the existing properties into three building lots with associated open space and perform related site development activities. *DECISION DEADLINE: JUNE 1, 2006.*

Mr. Bigelow said that he will continue to recuse himself on this matter. Mr. Damanti said that if Mr. Bigelow left the room, only three Commission members would be present for a discussion on this matter and that would not constitute a quorum. Mr. Damanti therefore postponed the discussion until later in the meeting in the hope that Mr. Conze would arrive.

Mr. Damanti then read the next agenda item:

Business Site Plan #205-C, RJ Realty, LLC, 205 Boston Post Road. Proposing to establish a 473 square foot drive-through dry cleaning facility and perform related site development activities within regulated areas. *DECISION DEADLINE: JUNE 1, 2006.*

Mr. Damanti noted that the previous use of this site was a fence company. He said that the applicant explained during the public hearing that no dry cleaning would be done on the premises. Ms. Forman said that she has no issues or concerns with this proposal. Mr. Bigelow said that he sympathizes with the neighbors, however he believed that any proposed use of the property could become problematic. He confirmed that the Planning and Zoning Commission cannot alleviate the existing traffic situation, and that the proposed project meets the Darien Zoning Regulations.

Mr. Damanti added that the streets and traffic flow on Richmond Drive and Exit 13 are beyond the scope of the Planning and Zoning Commission and are within the purview of the Darien Police Department. Mr. Spain said that he agrees with the comments made by the other Commission members this evening. He confirmed that the project should be designed so that no traffic can turn east from the site onto Boston Post Road. The Commission also needs to ensure that vehicles do not enter the site from Boston Post Road. The exit curb cut only could be designed similar to that of Stew Leonard's in Norwalk, at its George Avenue exit. This will create the only option for those

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 2

exiting the site to be to turn right onto Boston Post Road. He added that the Richmond Drive curb cut is the only new curb cut for this project. He believed that a “suitably designed traffic flow regulator” is needed. The traffic coming from the north and west and exiting onto Boston Post Road is high volume. Mr. Spain believed that there may be strategic locations on Richmond Drive which should be considered for traffic humps.

Mr. Damanti added that the property is a difficult site, and a difficult corner. The proposed drop-off dry cleaner is a good use of the site and low intensity. He suggested having staff draft a resolution for the Commission’s review approving the project with careful wording, especially regarding safety and signage. Mr. Bigelow added that there should be official MUTCD signage “no left turn” at the Boston Post Road curb cut. The sign should NOT be like that used by Dunkin Donuts, which is not a MUTCD sign.

Mr. Damanti then read the next agenda item:

Business Site Plan #244/Special Permit, Builderbuilt Holdings, LLC, 70 Tokeneke Road.
Proposing to construct a new office building with related landscaping and parking and perform related site development activities. *DECISION DEADLINE: JUNE 1, 2006.*

Mr. Damanti said that the proposed project is for a display showroom and office. It is a good use for an awkward site. Mr. Bigelow noted that, in Darien, having an office building served by a septic system is unusual. He suggested some type of cap on the number of employees and relative to future uses of the site, to confirm that the septic system can accommodate the use. Mr. Spain mentioned that there are no neighboring septic systems. Mr. Damanti suggested that staff draft a resolution for future consideration. Mr. Ginsberg said that he will review the public hearing record relative to the Health Department approvals for this project, and have a draft resolution ready for the Commission’s consideration in May.

Mr. Damanti then read the next agenda item:

Amendment to Coastal Site Plan Review #212, Chris & Elise Martin, 33 Beverly Place, R-1 Zone.

Proposal to modify previously approved plans as outlined in April 11, 2006 letter, including regrading to restore the original grade and seed and hay for erosion control.

Mr. Ginsberg summarized the proposed request. He specifically referred to the two submitted letters dated April 6 and April 11. Mr. Damanti noted that a certification from Professional Engineer John Roberge was received regarding this project. Mr. Ginsberg explained that due to the specific location of this property right on the water, that no adjacent neighbors would be impacted by this project. Commission members unanimously approved the amendment.

Mr. Damanti then read the next agenda item:

Amendment of Special Permit Application #15-I, Wee Burn Country Club, 410 Hollow Tree Ridge Road.

Proposal to replace and modify in height the existing driving range net now located at the far end of the range.

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 3

Commission members reviewed the materials, including the April 12 letter and photographs submitted by Rusty Shriner on behalf of the Club. Mr. Damanti noted that the new net would be aesthetically pleasing. Mr. Spain added that the proposal is a modification of an existing site plan, and would be an improvement over existing conditions. Commission members unanimously approved the amendment of the Special Permit.

Mr. Damanti then read the next agenda item:

Deliberation, discussion and possible decisions regarding the following:

Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Friends of Goodwives River, 33 and 30 Goodwives River Road & 11 Queens Lane. Proposing to repair the Upper Pond Dam, construct a fish ladder, remove approximately 9,000 cubic yards of sediment and restore aquatic and shoreline habitats of the Upper Pond and perform related site development activities within a regulated area. The subject area is located on the Goodwives River and: at the rear of 33 Goodwives River Road, 30 Goodwives River Road and 11 Queens Lane, in the R-1 Zone.

Ms. Forman made a motion to waive the reading aloud of the three draft resolutions before the Commission this evening. That motion was seconded by Mr. Bigelow and unanimously approved. Mr. Damanti mentioned that the Commission has had a copy of these draft resolutions since last Thursday.

Mr. Spain asked whether the Planning and Zoning Commission has made any prior decisions regarding the dredging of Upper Pond. Mr. Ginsberg mentioned that the only prior application had been withdrawn. Mr. Damanti explained that during the public hearing, a member of Hart Investment Properties (HIP) had concerns regarding the dredging. He read aloud a portion of Condition B to address these concerns. Mr. Spain said that there may not now be full funding for the project, and that the applicant had mentioned that they may or may not construct the fish ladder. He suggested adding a provision regarding that if only some of the project was completed, that would be satisfactory. Mr. Bigelow also mentioned that the project includes various phases, including dredging and the construction of a fish ladder.

Mr. Damanti noted that a two year approval is critical for this project. Mr. Bigelow said that the applicant may have to postpone the second phase (fish ladder construction) due to funding constraints. Ms. Forman mentioned that the project includes various enhancements including both plantings and the fish ladder. Mr. Spain suggested a two year approval for this project. He said that the applicant can return to the Commission for a modification if needed in the future, and/or an extension of time beyond the two years. Mr. Damanti then summarized by noting that the only change in the draft resolution would grant a two year approval rather than a one year approval. Mr. Forman then made a motion to approve the resolution as amended. That motion was seconded by Mr. Spain and unanimously approved. The adopted resolution read as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
April 18, 2006**

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 4

Application Number: Coastal Site Plan Review #184-A
Flood Damage Prevention Application #195-A
Land Filling & Regrading Application #102-A

Street Addresses: 33 and 30 Goodwives River Road & 11 Queens Lane.

Name and Address of Applicant: Friends of Goodwives River, Inc.
and Representative c/o Richard Windels, Jr.
11 Queens Lane
Darien, CT 06820

Activity Being Applied For: Proposing to repair the Upper Pond Dam, construct a fish ladder, remove approximately 9,000 cubic yards of sediment and restore aquatic and shoreline habitats of the Upper Pond and perform related site development activities within a regulated area.

Property Location: The subject area is located on the Goodwives River and: at the rear of 33 Goodwives River Road, 30 Goodwives River Road and 11 Queens Lane.

Zone: R-1

Date of Public Hearing: February 28, 2006 continued to March 7, 2006

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices

Dates: February 23, and March 2, 2006

Newspaper: Darien News-Review

Date of Action: April 18, 2006

Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of Action:
April 27, 2006

Newspaper: Darien News-Review

The Commission has conducted its review and findings on the bases that:

- the proposed use and activities must comply with all provisions of Sections 400, 810, 820, 850 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted development plans, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 5

1. The applicant proposes to repair the Upper Pond Dam, construct a fish ladder, remove approximately 9,000 cubic yards of sediment and restore aquatic and shoreline habitats of the Upper Pond and perform related site development activities within a regulated area.
2. The site is within the Coastal Boundary established within 1000 feet of mean high water of Long Island Sound and its tidal influenced waters. The proposed work will not have any adverse impacts on coastal resources.
3. The site plan has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
4. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.
5. In accordance with the submitted engineering information, the proposed activity will have no adverse impacts on flooding on adjacent properties and, therefore, this proposal is consistent with the need to minimize flood damage.
6. The Commission has considered all evidence offered at the Public Hearing regarding the character and extent of the proposed activities, the land involved, the possible effects of the activities on the subject property and on the surrounding areas, and the suitability of such actions to the area for which it is proposed.
7. The proposed activities are intended to restore the site conditions to be similar to those before the dam failed and before so much sediment accumulated in the pond. The enhancements to the pond include the fish ladder around the dam, the new plantings around the edge of the pond, and the installation of a weir structure at the north of the pond to create a smaller area of sediment accumulation to help make future maintenance easier and therefore more likely to occur on a routine basis. The engineer has verified to the Commission that the project will have no adverse impact on flooding, and therefore, this proposal is consistent with the need to minimize flood damage.
8. The Commission finds that the proposed development, if properly implemented and protected, is not contrary to the goals, objectives and policies of the Coastal Area Management Program.
9. The proposed activity, as modified within this resolution, is consistent with the goals and policies in Section 22a-92 of the Connecticut General Statutes. The conditions as outlined herein include all reasonable measures that would mitigate any adverse impacts by the proposed activity on coastal resources.

NOW THEREFORE BE IT RESOLVED that Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A and Land Filling and Regrading Application #102-A are hereby granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Work shall be in accordance with the submitted application materials including the following plans prepared by Fuss and O'Neill Inc, Consulting Engineers and entitled "Friends of

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 6

Goodwives River Dredging Plan Upper Pond Darien Connecticut” Sheet 4 dated May 4, 2003 and revised 9/22/03.

- B. The applicant has made it clear that the proposed dredging and filling will not take place on the Hart Investment Properties (HIP) site at 19 Morley Lane, which is located to the east of the Upper Pond. Douglas Hart, one of the principals of HIP, expressed concern that the dredging and related work would affect the HIP site. He was assured by the applicant that it would not. The Commission recognizes the interests of both parties and cautions the applicant to make sure that the dredging and related work does not go into, nor does it affect the HIP site. In order to avoid potential impact, if the dredging in the vicinity of the HIP site is less extensive than shown on the plans, that it acceptable. It is not acceptable for the dredging in the vicinity of the HIP site to go into the HIP site or to exceed what is shown on the plans
- C. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the plans and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be installed and maintained to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. All erosion control measures must be maintained until the disturbed areas are stabilized.
- D. Because of the nature of the land filling and regrading portion of this project, a performance bond for the filling and regrading is hereby waived.
- E. A final “as-built” survey is hereby required to certify that the site improvements are all in compliance with the approved plans.
- F. The granting of this Permit does not relieve the applicant of responsibility of complying with all applicable rules, regulations, and codes of other Town, State, or other regulating agencies.
- G. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.
- H. This permit shall be subject to the provisions of Sections 815, 829f, and 1009 of the Darien Zoning Regulations, including but not limited to, submission of certification that the work has been completed in conformance with the permit, and implementation and completion of the approved plans for site work, and regrading within two years of this action (by April 17, 2008). This may be extended as per Sections 815, 829f, and 1009.

All provisions and details of the plans shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final documents by the Chairman. A Special Permit form shall be filed in the Darien Land Records within 60 days of this action or this approval shall become null and void.

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 7

Mr. Damanti then read the next agenda item:

Special Permit Application #34-I, Woodway Country Club, 540 Hoyt Street. Proposing to construct three new buildings: a maintenance and administrative building; an environmental building; and a materials storage building and perform related site development activities.

Mr. Damanti said he was impressed that the Woodway Country Club maintenance employees are certified and trained. This project is a great benefit to the environment. Mr. Bigelow then made a motion to approve the resolution as written. That motion was seconded by Ms. Forman and unanimously approved. The adopted resolution read as follows:

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
April 18, 2006**

Application Number: Special Permit #34-H

Assessor's Map #3 Lot #137

Name and Address of Applicant and
Property Owner: Woodway Country Club, Inc.
540 Hoyt Street
Darien, CT 06820

Activity Being Applied For: Proposing to construct three new buildings: a maintenance and administrative building; an environmental building; and a materials storage building and perform related site development activities.

Property Location: The subject property is located on the west side of Hoyt Street, approximately 1,600 feet north of its intersection with Woodway Road.

Zone: R-2

Date of Public Hearing: March 28, 2006

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices
Dates: March 16 & 23, 2006 Newspaper: Darien News-Review

Date of Action: April 18, 2006 Action: GRANTED WITH STIPULATIONS

Scheduled Date of Publication of
Action: April 27, 2006 Newspaper: Darien News-Review

The Commission has conducted its review and findings on the bases that:

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 8

- the proposed use and activities must comply with all provisions of Sections 400 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed use and activities are described in detail in the application, the submitted development plans, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The proposal is to construct three new buildings: a maintenance and administrative building; and pavilion style environmental building; and a materials storage building and perform related site development activities.
2. The ARB approved this application in February and March 2006 as part of ARB 9-2006. That approval is hereby incorporated by reference.
3. As noted by the applicant at the public hearing on this matter, no change in membership or general activities at the club is proposed as part of this application.
4. The nature of the proposed use is such that the project will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.
5. The site plan has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
6. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.
7. The location and size of the use and the nature and intensity of the proposed operation conforms to the requirements of Section 1005 (a-g) and will not adversely affect public health, safety and welfare.

NOW THEREFORE BE IT RESOLVED that Special Permit #34-I is hereby granted subject to the foregoing and following stipulations, modifications and understandings:

- A. Construction shall be in accordance with the plans submitted to and reviewed by the Commission as required to be modified herein. These include:
 - Site Plan for a portion of Woodway Country Club prepared for Woodway Country Club, by Redniss & Mead, last revised 3/23/06, Drawing No SE-1.
 - Woodway Country Club proposed Maintenance Facility
 - Woodway Country Club proposed Environmental Pavilion
 - Woodway Country Club proposed Material Storage Facility

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 9

- B. Landscaping plans for the area shall be submitted to illustrate the size, number, type and location of evergreen trees and shrubs as well as deciduous trees and shrubs to be added between the street and the proposed buildings to provide the screening and shielding as discussed at the public hearing. This plan shall be subject to review and action by the Director of Planning on behalf of the Commission and the landscaping shall be completed prior to the occupancy and/or use of any of the proposed new structures.
- C. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the plans, and any additional measures as may be necessary due to site conditions. These sediment and erosion controls shall be installed and maintained to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized. The Planning and Zoning Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. All erosion control measures must be maintained until the disturbed areas are stabilized.
- D. The granting of this Permit does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency.
- E. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke this permit as it deems appropriate.
- F. This permit shall be subject to the provisions of Section 1009 of the Darien Zoning Regulations, including but not limited to, implementation of the approved plan within one (1) year of this action (April 17, 2007). This may be extended as per Section 1009.

All provisions and details of the plan, as approved or as required herein to be amended, shall be binding conditions of this action and such approval shall become final upon compliance with these stipulations and the signing of the final documents by the Chairman. A Special Permit form shall be filed in the Darien Land Records before June 18, 2006 to finalize this approval. All completed requirements and materials shall be submitted to the Planning and Zoning Department within 60 days of this action or this approval shall become null and void.

Mr. Damanti then read the next agenda item:

Land Filling & Regrading Application #159, David Epprecht, 5 Dogwood Lane North.
Proposing to fill and regrade and perform related site development activities.

Mr. Spain then made a motion to approve the resolution as written. That motion was seconded by Ms. Forman and unanimously approved. The adopted resolution read as follows:

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 10

**PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
April 18, 2006**

Application Number: Land Filling & Regrading Application #159

Street Address: 5 Dogwood Lane North
Assessor's Map #64 Lot #28

Name and Address of
Property Owner: David Epprecht
RealtyQuest Invest.
15 Corbin Drive
Darien, CT 06820

Activity Being Applied For: Proposing to fill and regrade and perform related site development activities.

Property Location: The subject property is located on the west side of Dogwood Lane North, approximately 200 feet west of its intersection with Arrowhead Way.

Zone: R-1 Zone

Date of Public Hearing: March 28, 2006

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices
Dates: March 16 & 23, 2006

Newspaper: Darien News-Review

Date of Action: April 18, 2006

Action: APPROVED WITH CONDITIONS

Scheduled Date of Publication of
Action: April 27, 2006

Newspaper: Darien News-Review

The Commission has conducted its review and findings on the bases that:

- the proposed activities must comply with all provisions of Sections 400, 850 and 1000 of the Darien Zoning Regulations for the Commission to approve this project.
- the size, nature, and intensity of the proposed activities are described in detail in the application, the submitted plan, and the statements of the applicant whose testimony is contained in the record of the public hearing, all of which material is incorporated by reference.
- each member of the Commission voting on this matter is personally acquainted with the site and its immediate environs.

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 11

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The subject application is to fill and regrade and perform related site development activities.
2. At the public hearing, the applicant noted that there will be no detrimental effect on the adjacent neighbors. The neighbors were originally concerned that the regrading might result in more water being directed toward their on site septic system, but the plans have been refined to include a small swale to assure that runoff water from the subject property will not be allowed to flow toward the neighbor's property and/or septic system.
3. The Environmental Protection Commission (EPC) approved this project on November 2, 2005 as part of EPC 85-2005. That approval is hereby incorporated by reference.
4. The application has been reviewed by the Commission and is in general compliance with the intent and purposes of Section 1000.
5. The proposal conforms to the standards for approval as specified in Section 1005 (a) through (g) of the Darien Zoning Regulations.

NOW THEREFORE BE IT RESOLVED that Land Filling and Regrading Application #159 is hereby approved subject to the foregoing and following stipulations, modifications and understandings:

- A. Filling and regrading shall be in accordance with the following plan submitted to and reviewed by the Commission:
 - Grading Plan, Epprecht Residence- 5 Dogwood Lane, scale 1"=20', dated 03/14/2006, Sheet L-102.
 - Site Plan, Epprecht Residence- 5 Dogwood Lane, scale 1"=20', by Bothwell Site Design LLC, dated 02-15-06.
- B. Due to the minor nature of the project, the Planning and Zoning Commission will not require a Performance Bond. Upon completion of the work, the applicant shall provide written verification and photographs documenting completion of the project and compliance with the approved plans.
- C. The applicant/property owner shall have the continuing obligation to make sure that storm water runoff and drainage from the site of the regrading will not have any negative impacts upon the adjacent property(ies).. If such problems do become evident in the future, the owner of the property shall be responsible of remedying the situation at their expense and as quickly as possible.
- D. During construction, the applicant shall utilize the sediment and erosion controls illustrated on the plans and any additional measures as may be necessary due to site conditions. Those sediment and erosion controls shall be installed to minimize any adverse impacts during the construction and until the area has been revegetated or restabilized. The Planning and Zoning

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 12

Department shall be notified prior to commencement of work and after the sedimentation and erosion controls are in place. The staff will inspect the erosion controls to make sure that they are sufficient and are as per the approved plans. All erosion control measures must be maintained until the disturbed areas are stabilized.

- E. In evaluating this application, the Planning and Zoning Commission has relied on information provided by the applicant. If such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, the Commission reserves the right, after notice and hearing, to modify, suspend, or revoke the permit as it deems appropriate.
- F. The granting of this approval does not relieve the applicant of the responsibility of complying with all other applicable rules, regulations and codes of the Town, State, or other regulating agency.
- G. This permit shall be subject to the provisions of Sections 858 and 1009 of the Darien Zoning Regulations, including but not limited to, implementation and completion of the approved plan within one (1) year of this action (April 17, 2007). This may be extended as per Sections 858 and 1009.

All provisions and details of the application shall be binding conditions of this action and such approval shall become final upon the signing of the final documents by the Chairman. A Special Permit form shall be filed in the Darien Land Records within 60 days of this action, or this approval shall become null and void.

Discussion only on the following closed public hearing item:

Subdivision Application #164-B, Nancy Hyland, 40 Noroton Avenue. Proposing to subdivide the existing properties into three building lots with associated open space and perform related site development activities. *DECISION DEADLINE: JUNE 1, 2006.*

Mr. Damanti noted that it was apparent that four Commission members besides Mr. Bigelow, who would be recusing himself, would not be available to discuss this matter this evening. He therefore postponed discussion and deliberation on the project until May 2, 2006. This will be the first item on that agenda.

Approval of Minutes

November 29, 2005 Public Hearing

Mr. Spain had some clarifications on pages 2-5. Mr. Bigelow made a motion to approve the minutes with the clarifications as read aloud by Mr. Spain. That motion was seconded by Ms. Forman, and unanimously approved.

December 14, 2005 Public Hearing

Mr. Bigelow made a motion to approve the minutes as written. That motion was seconded by Mr. Spain, and unanimously approved.

January 3, 2006 General Meeting/Public Hearing

Ms. Forman made a motion to approve the minutes as written. That motion was seconded by Mr. Spain, and approved by a vote of 3-0, with Mr. Bigelow abstaining, as he was not at that meeting.

PLANNING AND ZONING COMMISSION
MINUTES
GENERAL MEETING
APRIL 18, 2006
PAGE 13

January 10, 2006 Public Hearing

Mr. Spain had a minor correction on page 3 of the draft minutes. Ms. Forman then made a motion to approve the minutes with the correction as read aloud by Mr. Spain. That motion was seconded by Mr. Bigelow, and unanimously approved.

January 24, 2006 Public Hearing/General Meeting

Mr. Spain made a motion to approve the minutes as written. That motion was seconded by Ms. Forman, and approved by a vote of 4-0.

February 7, 2006 Executive Session/General Meeting

Ms. Forman made a motion to approve the minutes as written. That motion was seconded by Mr. Spain, and approved by a vote of 3-0, with Mr. Bigelow abstaining, as he was not at that meeting.

February 14, 2006 Public Hearing/General Meeting

Mr. Damanti and Mr. Spain noted that although this set of minutes was on the agenda, draft minutes were not in the packets. This item will be placed on the next available general meeting agenda.

February 21, 2006 General Meeting

Mr. Bigelow made a motion to approve the February 21st meeting minutes as written. That motion was seconded by Ms. Forman, and approved by a vote of 4-0.

Discussion of possible Zoning Regulation amendments.

Mr. Ginsberg explained the rationale behind the April 12, 2006 memorandum which he had prepared. That memorandum outlined a number of proposed changes to the Zoning Regulations. He asked the Commission whether they wished staff to continue to proceed drafting any or all of these proposals. Discussion ensued regarding Section 513 of the Zoning Regulations, and proposed changes to that Section. Mr. Bigelow said that an original number should be established, and then updated every five years or so. Mr. Ginsberg was instructed to discuss with the Finance Department the correct numbers to use. Ms. Forman said that it would be helpful to address maintenance charges and special assessments. Mr. Spain added that it would be important to consider affordable condominium units.

There being no other business, the meeting was adjourned at 9:20 P.M.

Respectfully submitted,

Jeremy B. Ginsberg
Planning & Zoning Director